

4 Temple Close, Duxford, Cambridge, CB22 4PX

Guide Price £675,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ESTABLISHED, DETACHED FAMILY RESIDENCE, OFFERING BRIGHT, SPACIOUS AND WELL-PLANNED ACCOMMODATION, SET WITHIN A GENEROUS, MATURE GARDEN AND LOCATED CENTRALLY IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom detached house
- 0.12 acre plot
- Off road parking and garage
- Scope for further enlargement (STPC)
- Chain free
- 1300 sqft / 121 sqm
- Gas fired central heating to radiators
- Built in 1966
- EPC - D / 64
- Council tax band - F

Tucked away In one of Duxford's most sought after areas, this established four bedroom detached home, blends light, space and a thoughtfully arranged layout. The generous and mature gardens provide a wonderfully private setting.

The accommodation in detail; comprises a welcoming reception hall with solid wood flooring, leading to the main reception hall with stairs to the first floor accommodation, a handy cupboard under, oak flooring and a cloakroom/W-C just off. The heart of the home is the generous, open plan sitting/dining room, where two large picture windows frame views over the garden. A feature open fireplace and oak flooring make it a cosy spot in winter and a lovely space for entertaining all year round. The dual aspect kitchen/breakfast room is flooded with natural light and opens directly onto the garden. It is well equipped with a range of base level and wall units, ample work top space, a ceramic hob, double oven and extractor plus space for a fridge/freezer, dishwasher and washing machine.

Upstairs, a half galleried landing leads to four bedrooms, each with fitted wardrobes and the family bathroom.

Outside, the gravel driveway provides off road parking for two to three cars and leads to a garage with up and over door, power and light connected. Side access takes you to the rear garden, which is laid mainly to lawn, framed by mature hedging with a lovely selection of fruit trees, a timber shed, patio areas, and all enclosed by fencing.

Location
Duxford is a highly regarded South Cambridgeshire village with an attractive historic centre and a strong range of local amenities. The property is particularly well positioned within the village, with Duxford Church of England Community Primary School just a short walk away.

In addition, the nearby village of Sawston includes the highly regarded Village College, along with a wider range of shops, supermarkets and recreational facilities, while Cambridge and Saffron Walden are both readily accessible. Duxford is well known as the home of the Imperial War Museum, and its location is especially convenient for commuters. Junction 10 of the M11 and Whittlesford Parkway railway station are both approximately one mile away, with regular rail services towards Cambridge and London Liverpool Street. Royston is also within easy driving distance and provides fast rail services to London King's Cross.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

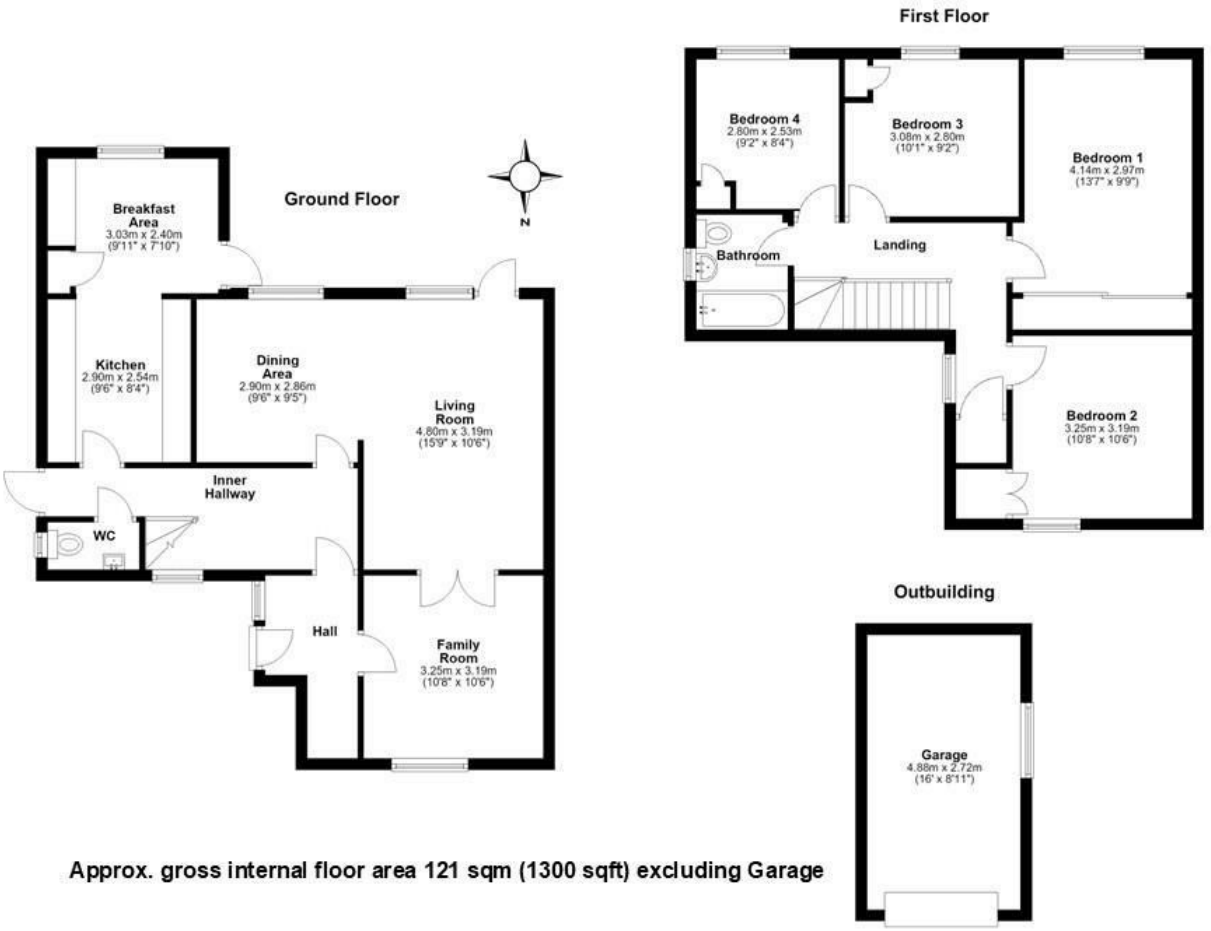
Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

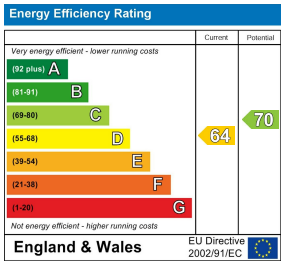
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 121 sqm (1300 sqft) excluding Garage



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











